

Washoe County Planning Commission



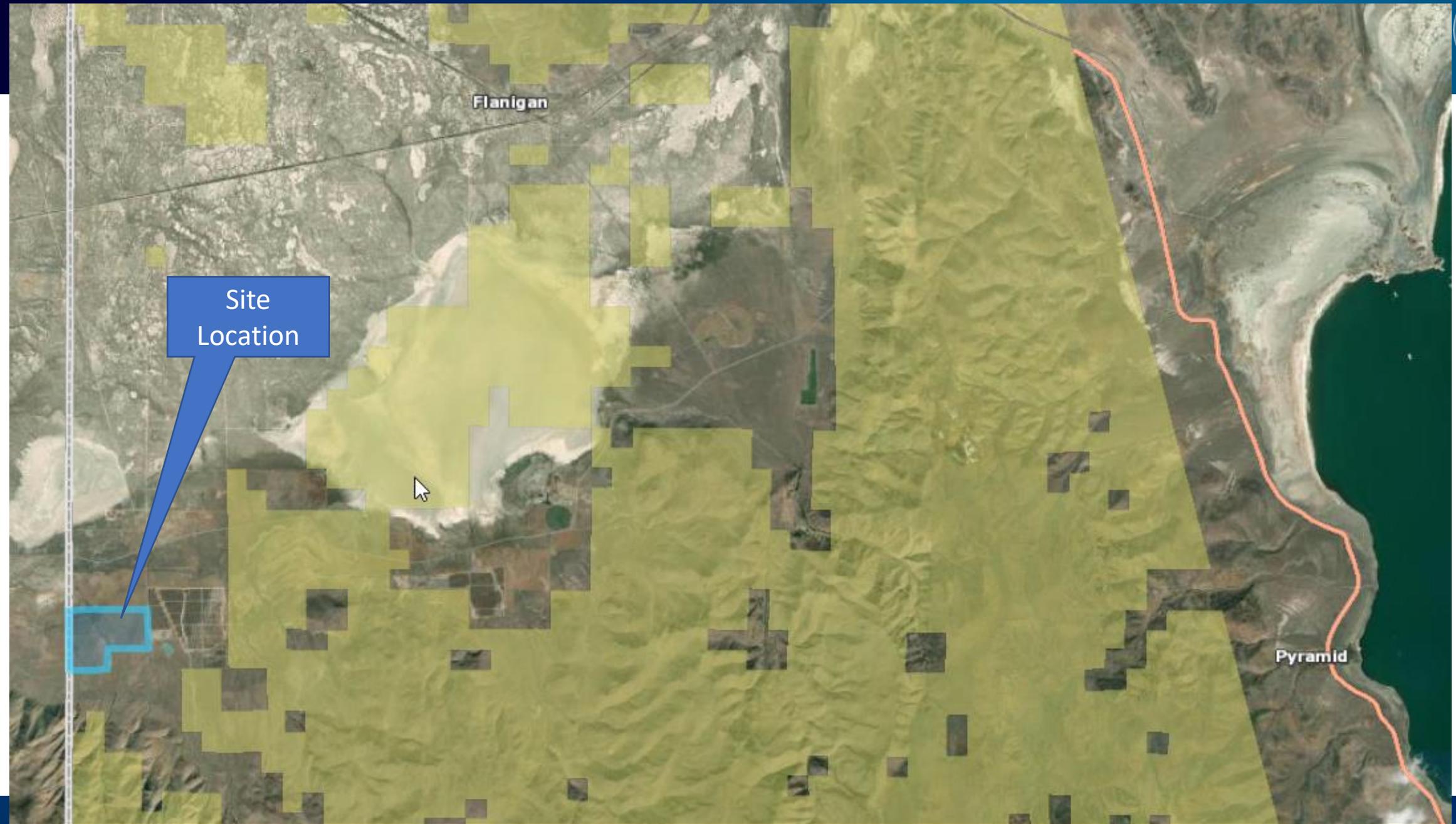
WAC23-0003 (Rock Springs Solar) for WSUP21-0001

May 2, 2023

Request



This is a request to approve an amendment of conditions Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar), to increase the battery storage from 84 megawatts to 120 megawatts.



Background



On May 4, 2021, the Planning Commission approved WSUP21-0001 for the following

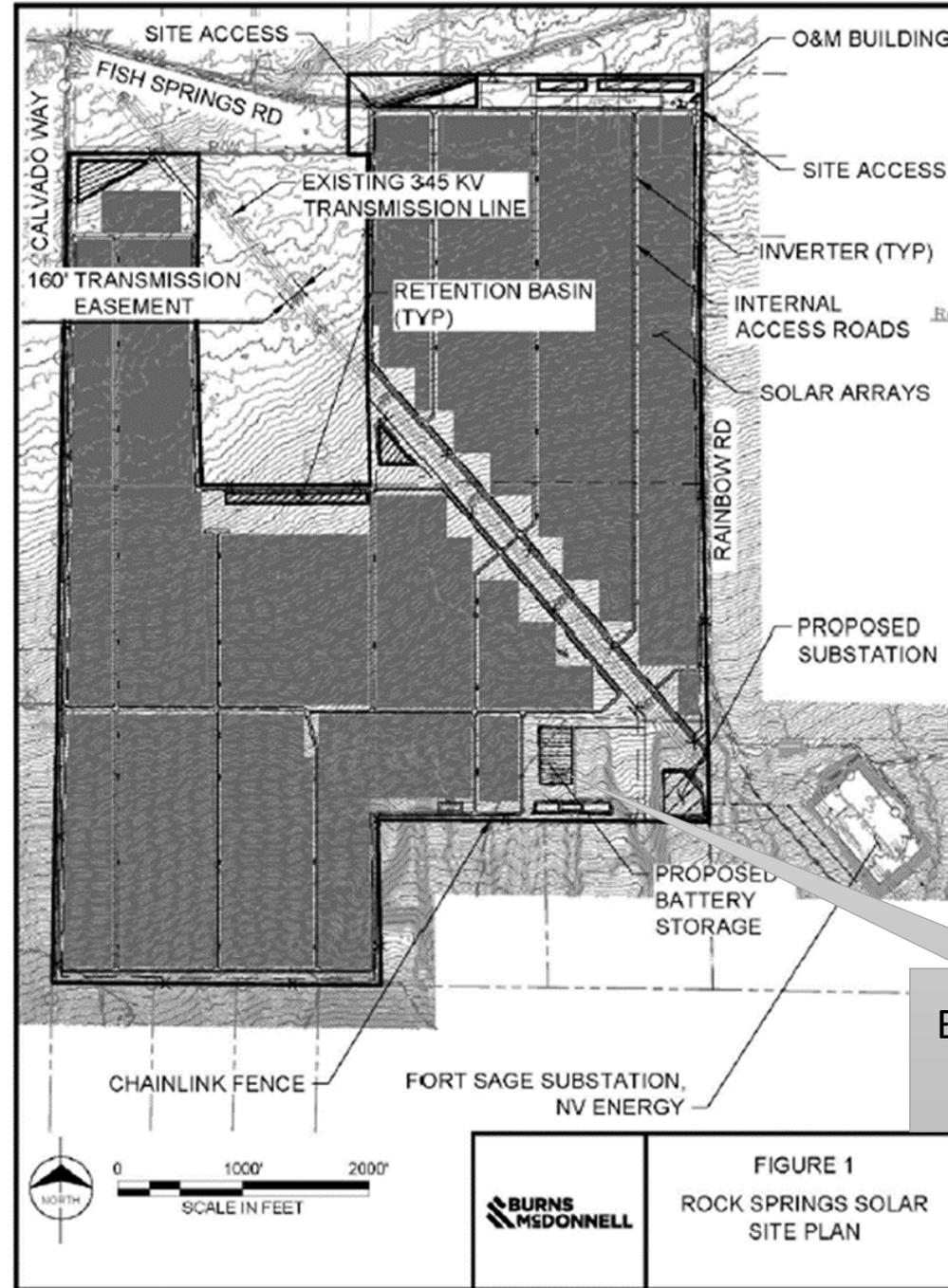
- 1) The establishment of a 120MW photovoltaic generation facility and 84MW battery energy storage system, which is an Energy Production, Renewable use type;
- 2) Major grading for 627 acres of ground disturbance, including 426,000cy of cut and 426,000cy of fill for site preparation; and
- 3) Requested to vary height, landscaping and parking by allowing structures up to a maximum of 100 ft. tall from 35 ft. tall.

Background



- The request also waived all landscaping requirements and paved parking requirement.
- This project met the standard for a project of regional significance because it will generate more than 5 MW of electricity and requires construction of a substation, which required conformance review by the Regional Planning Commission.
- The application was heard and approved on December 6, 2021 by the Regional Planning Commission.

Site Plan



Battery Storage Location

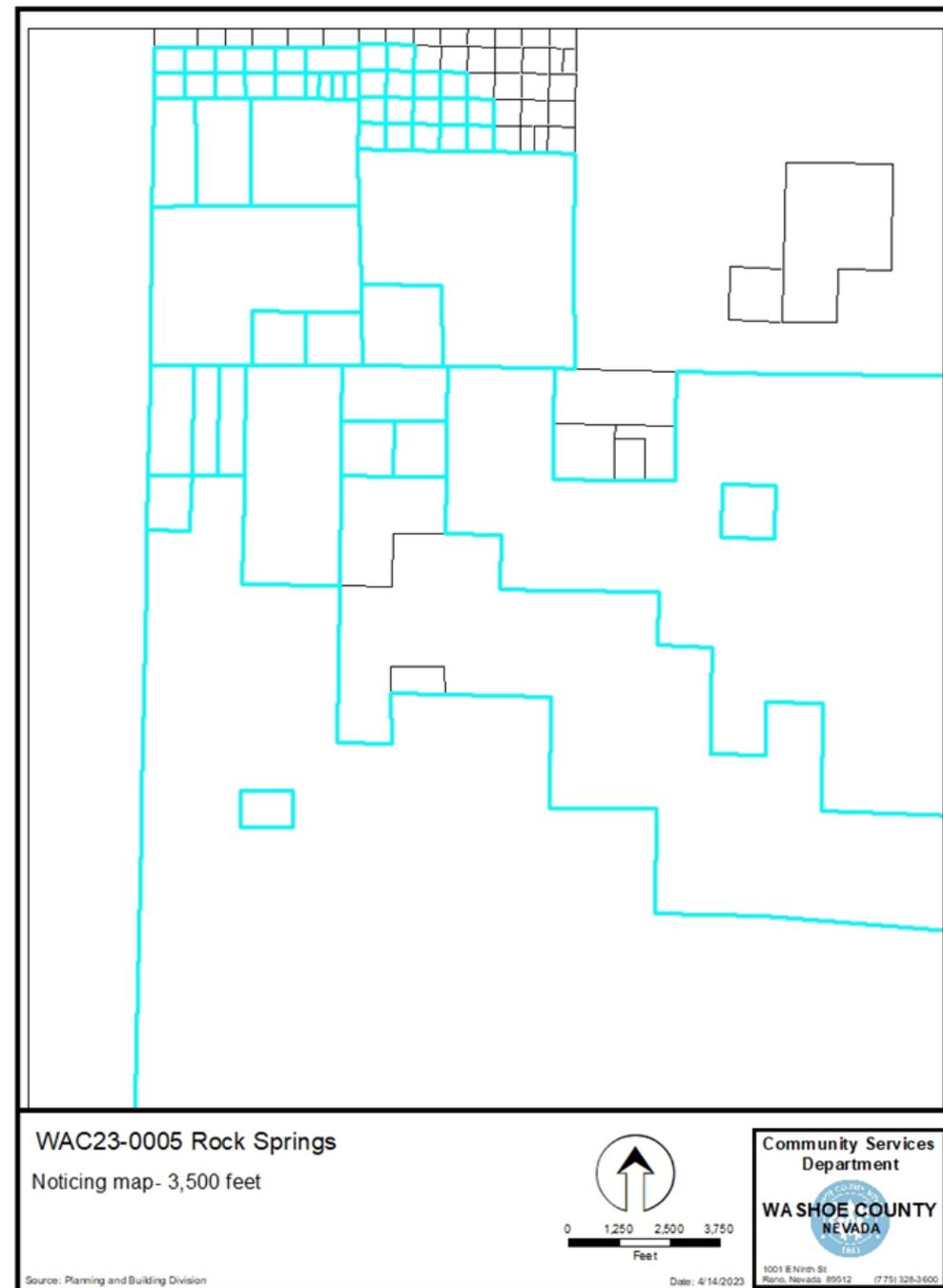
Evaluation of Amendment of Conditions Request



- The applicant is in negotiations with NV Energy, and there has been a request to increase the battery storage to better meet NV Energy's needs for electrical power.
- The applicant is now requesting the increase battery storage from 84 megawatts to 120 megawatts.

Noticing

- Property owners were noticed within 3,500 feet.
- 49 parcels were noticed.



Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report.

Possible Motion for Amendment of Conditions



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0003 for CED Rock Springs Solar LLC, with the amended conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

Thank you

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